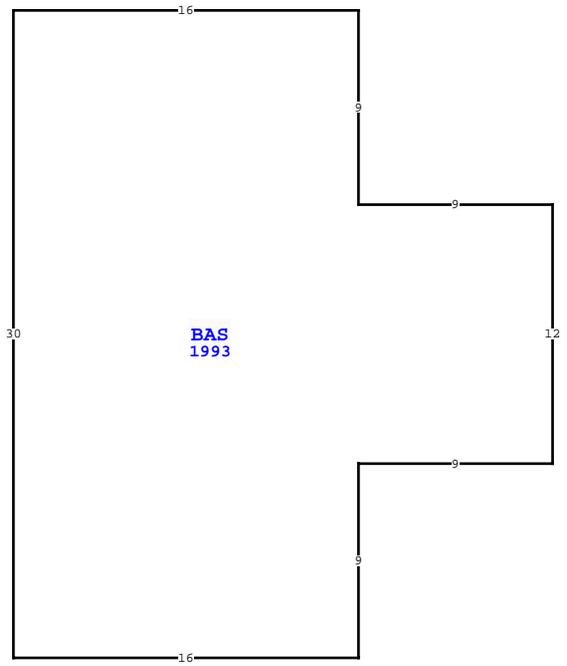


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	06	VINYL ASB	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		0	100
Bathrooms		0	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		3	100
Stories	0	0	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,032	100	1993
UOP	136	20	1993
UST	90	45	1993
TOTALS	1,258		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	DUPLX	0%	- 0								
Heated Area: 1032						HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			131,281
TOTAL MARKET OB/XF VALUE			15,950
TOTAL LAND VALUE - MARKET			98,000
TOTAL MARKET VALUE			245,231
SOH/AGL Deduction			39,947
ASSESSED VALUE			205,284
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			205,284
TOTAL JUST VALUE			245,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051487	Electrical Servic	0	11/13/2024
000046743	Electrical Servic	0	03/15/2023
000046204	Roof Replacement	13,850	01/05/2023
000046083	Electrical Servic	0	12/12/2022
000045155	Electrical Servic	0	08/11/2022
000044963	Electrical Servic	0	07/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1768	3/17/2026	WD	Q	I	01	550,000
GRANTOR: FLAMINGO LAKES HOLDIN						
GRANTEE: FLAMINGOJOES LLC						
1465/505	4/22/2022	WD	U	I	37	400,000
GRANTOR: CARROLL LYNDY C						
GRANTEE: FLAMINGO LAKES HOLD						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100
5	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100
6	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	100
7	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	100

TOTAL OB/XF												15,950			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										

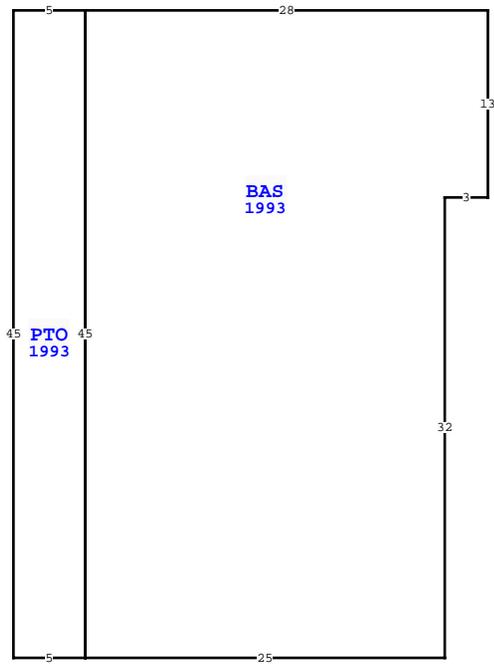
BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W16 S30 E16 N9 E9 N12 W9 N9 \$											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	70,000							
2	3900	C	MOTEL	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	06	VINYL ASB	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		0	100
Bathrooms		0	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,164	100	1993
PTO	225	5	1993
TOTALS	1,389		
		1,175	37,978

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2800	03	1,175	63.8400	57.46	67,516	1935	1990		0	0	43.75	56.25
3 TRI/QUAD 0% - 0 Heated Area: 1164 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 2 of 3	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			131,281
TOTAL MARKET OB/XF VALUE			15,950
TOTAL LAND VALUE - MARKET			98,000
TOTAL MARKET VALUE			245,231
SOH/AGL Deduction			39,947
ASSESSED VALUE			205,284
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			205,284
TOTAL JUST VALUE			245,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044878	Roof Replacement	11,400	07/05/2022
000044879	Roof Replacement	16,650	07/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1768	3/17/2026	WD Q	Q	I	01	550,000
GRANTOR: FLAMINGO LAKES HOLDIN						
GRANTEE: FLAMINGOJOES LLC						
1465/505	4/22/2022	WD U	I	I	37	400,000
GRANTOR: CARROLL LYNDA C						
GRANTEE: FLAMINGO LAKES HOLD						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3575 S US HIGHWAY 441 , LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
TOTALS 0																

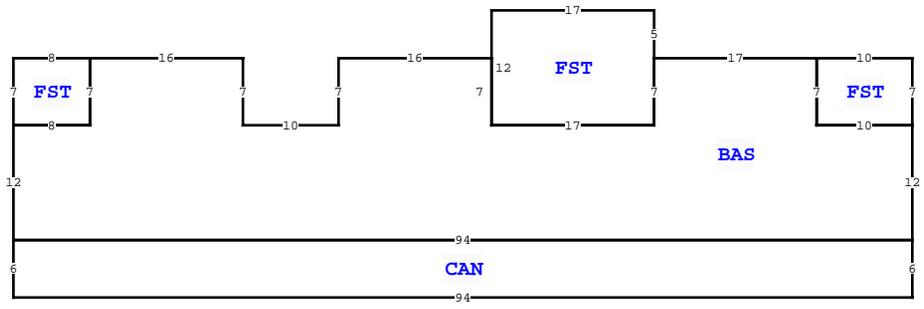
BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W28 PTO=[YR=1993] W5 S45 E5 N45S45 E25 N32 E3 N13\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	15 CONC BLOCK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	13 LAM/VNLPLK 100				
Air Condition	02 WINDOW 100				
Heating Type	03 FORCED AIR 100				
Bedrooms	0 100				
Bathrooms	0 100				
Frame	03 MASONRY 100				
Story Height	8 100				
RMS	6 100				
Stories	0 100				
Units	6 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	04 04				
DOR CODE	0800MULTI-FAM <10				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	17417.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,471	100		1,471	46,676
CAN	564	30		169	5,362
FST	56	55		31	984
FST	70	55		38	1,206
FST	204	55		112	3,554
TOTALS	2,365			1,821	57,782

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2200	03	1,821	86.7825	56.41	102,723	1935	1990	0	0	0	43.75	56.25
4 M/FAM LOW 0% - 2023 Heated Area: 1471 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 3 of 3	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			131,281
TOTAL MARKET OB/XF VALUE			15,950
TOTAL LAND VALUE - MARKET			98,000
TOTAL MARKET VALUE			245,231
SOH/AGL Deduction			39,947
ASSESSED VALUE			205,284
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			205,284
TOTAL JUST VALUE			245,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1768	3/17/2026	WD Q	Q	I	01	550,000
GRANTOR: FLAMINGO LAKES HOLDIN						
GRANTEE: FLAMINGOJOES LLC						
1465/505	4/22/2022	WD U	U	I	37	400,000
GRANTOR: CARROLL LYNDA C						
GRANTEE: FLAMINGO LAKES HOLD						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3575 S US HIGHWAY 441 , LAKE CITY																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 FST= N5 W17 S12 E17N7\$ S7 W17 N7 W16 S7 W10 N7 W16 FST= W8 S7 E8 N7\$ S7 W8 S12 CAN= S6 E94 N6 W94\$ E94 N12 FST= N7 W10 S7 E10\$ W10 N7\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
TOTAL OB/XF 0																								